

Substantive response of the Local Highway Authority to a planning consultation received under The Development Management Order.



Response provided under the delegated authority of the Director of Environment & Transport.

APPLICATION DETAILS:

Planning Application Number: 23/00895/FUL

Highway Reference Number: 2023/0895/04/H

Application Address: 9 - 11 High Street Earl Shilton Leicester Leicestershire LE9 7DH

Application Type: Full

Description of Application:

Siting of 2no. storage containers

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr. R. Richmond

County Councillor: Richard Allen

Parish: Earl Shilton

Road Classification: Class C

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

The Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted on a planning application at 9 - 11 High Street Earl Shilton Leicester Leicestershire LE9 7DH for the Siting of 2no. storage containers.

Site Access

Access to the site is from High Street which is a C classified road subject to a 30mph speed limit. The Application Form dated 8th September 2023 indicates that no alterations are proposed to the existing access arrangements.

Highway Safety

There have been three Personal Injury Collisions (PICs) within 500 metres of the application site in the last five years. The closest PIC was recorded 12 metres from the site access and was classed

as 'serious' in severity, and it noted that there have been no recorded PICs in connection with the existing site access.

The LHA considers that the proposed development should not exacerbate the likelihood of further such PICs occurring as there is no correlation between collisions and that the number of trips would not materially increase under the development proposal. In addition, it is noted that the development is located within the town centre, therefore it is usually expected to see a higher number of PICs.

Internal Layout

The Applicant proposes for two storage containers to be added on site, stating in the submitted 'Design & Access Statement' dated September 2023, that these will be used as a temporary storage solution for the business, whilst considering a longer-term solution. The Applicant also states that as the storage containers will be used for storage, no additional parking will be needed as a result of the development. However, within the Design & Access Statement the Applicant adds that the "containers will be sited on an area of gravel at the front of the premises which is currently used as car parking for the business". The Applicant does state that sufficient space will be retained within the site to ensure the continued level of car parking provision for the three members of staff that are employed.

Given the above, the LHA request that the Applicant submits a drawing indicating the parking provision within the site in accordance with Part 3, Paragraph 3.165 of the Leicestershire Highway Design Guide (LHDG) which is available at: <https://resources.leicestershire.gov.uk/lhdg>

Date Received
28 September 2023

Case Officer
Harry McNicholas

Reviewer
BD

Date issued
13 October 2023